070.0 Map | 0001 Block | 0007.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,369,600 | / | 1,369,600 |
| USE VALUE: | 1,369,600 | / | 1,369,600 |
| ASSESSED: | 1,369,600 | / | 1,369,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 107 | | STOWECROFT RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FREDDURA ANTHONY & JEANNE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 107 STOWECROFT RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HARVARD DEVELOPMENT LLC - |
| Owner 2: | - |
| Street 1: | 405 WALTHAM ST SUITE 401 |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02421 |

## NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Copm. Clap Exterior and 3695 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7452.000 | 919,100 | | 450,500 | 1,369,600 |
| Total Card | 0.171 | 919,100 | | 450,500 | 1,369,600 |
| Total Parcel | 0.171 | 919,100 | | 450,500 | 1,369,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.71 /Parcel: 370.71

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 44669

**GIS Ref**

**GIS Ref**

**Insp Date** 06/27/18

!5985!

## PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 919,100 | 0 | 7,452. | 450,500 | 1,369,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 892,000 | 0 | 7,452. | 450,500 | 1,342,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 892,300 | 0 | 7,452. | 450,500 | 1,342,800 | 1,342,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 337,700 | 0 | 7,452. | 418,300 | 756,000 | 756,000 | Year End Roll | 1/3/2019 |
| 2018 | 132 | FV | | 0 | 7,452. | 62,700 | 62,700 | 62,700 | Year End Roll | 12/20/2017 |
| 2017 | 132 | FV | | 0 | 7,452. | 55,000 | 55,000 | 55,000 | Year End Roll | 1/3/2017 |
| 2016 | 132 | FV | | 0 | 7,452. | 50,200 | 50,200 | 50,200 | Year End | 1/4/2016 |
| 2015 | 132 | FV | | 0 | 7,452. | 44,400 | 44,400 | 44,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:06:35 |

**LAST REV**

| Date | Time |
|---|---|
| 08/04/21 | 15:01:14 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5985

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HARVARD DEVELOP | 71716-572 | | 10/5/2018 | | 1,450,000 | No | No | | |
| MCCARTHY JUNE M | 70513-61 | | 1/16/2018 | Mult Lots | 1,255,000 | No | No | | |
| | 20582-515 | | 6/1/1990 | Forclosure | 99 | No | No | | F |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 44669 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/23/2018 | 394 | New Buil | 393,000 | | | | | |
| 2/7/2018 | 140 | Foundati | 12,000 | C | | | | |
| 5/16/2017 | 624 | Heat App | 18,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/27/2018 | Meas/Inspect | DGM | D Mann |
| 6/12/2018 | Permit Visit | DGM | D Mann |
| 4/17/2018 | Permit Visit | DGM | D Mann |
| 10/8/1999 | Vacant Lot | 263 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7452 | | Sq. Ft. | Site | | 0 | 70. | 0.86 | 12 | | | | | | | | | 450,494 | | | | | | 450,500 | |

Total AC/HA: 0.17107 | Total SF/SM: 7452 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 450,494 | Spl Credit | Total: 450,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 20 - Copm. Clap | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 2018 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G20 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 4 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 1.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 1 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.93420625 |
| Const Adj.: | 0.97990203 |
| Adj $ / SQ: | 119.006 |
| Other Features: | 136295 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 928398 |
| Depreciation: | 9284 |
| Depreciated Total: | 919114 |

## COMMENTS

643-1433.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 4 | Baths: | 4 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

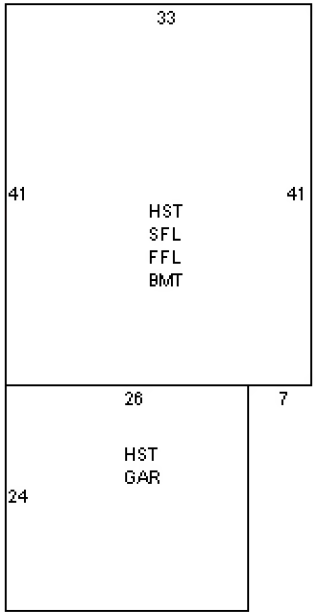
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 173.75 |
| Special Features: | 0 | Val/Su Net: | 162.04 |
| Final Total: | 919100 | Val/Su SzAd | 248.78 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,353 | 35.700 | 48,305 |
| FFL | First Floor | 1,353 | 119.010 | 161,015 |
| SFL | Second Floor | 1,353 | 119.010 | 161,015 |
| HST | Half Story | 989 | 119.010 | 117,637 |
| GAR | Garage | 624 | 18.620 | 11,622 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,672 | | | Total: | 499,594 |
| Size Ad | 3694.5 | Gross Area | 6660 | FinArea | 3695 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

070.0-0001-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |